HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
British Columbia

CANADA MORTGAGE AND HOUSING CORPORATION

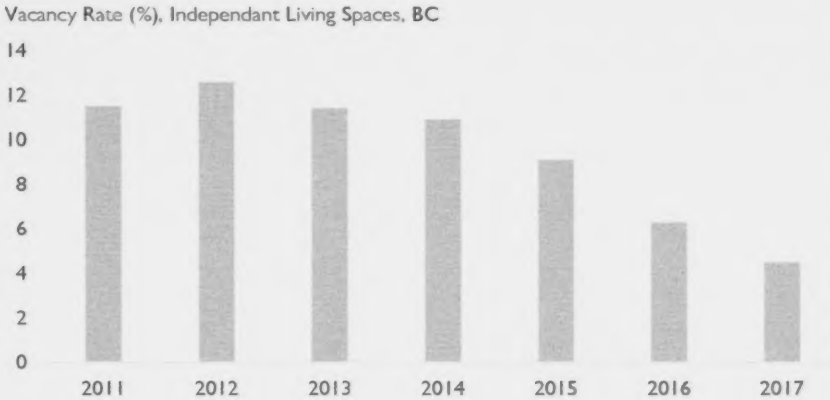
Date Released: 2017

Highlights

- The overall vacancy rate for independent living[1] in seniors' residences across British Columbia was 4.5% in 2017, compared with 6.3% in 2016.
- The number of independent living spaces increased by approximately 500 units across the province over the previous year. Half of the new spaces are located in the Okanagan/Thompson/Shuswap area.
- An aging population, leading to a growing seniors' population, supports increasing demand for seniors' housing. In addition, large price increases in the resale market over the past few years in many regions of BC has supported some seniors' ability to move into independent and heavy care spaces.
- Rising demand and operating costs increased the monthly rents for independent living spaces in the province by 2.9% compared with the previous year.

Figure 1

Vacancy Rate for Independent Living Spaces in BC Continues to Decline



Source: CMHC Senior' Housing Survey

[1] Independent living spaces or units relate to standard spaces nationally.

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Previous Seniors' Housing Reports were mainly descriptive. In an effort to produce a more meaningful report, the text in the report has been shortened to focus only on key highlights while continuing to give you the data tables you have always received. An optional spotlight section focusing on topics related to the Seniors' Housing Market is included in some reports.

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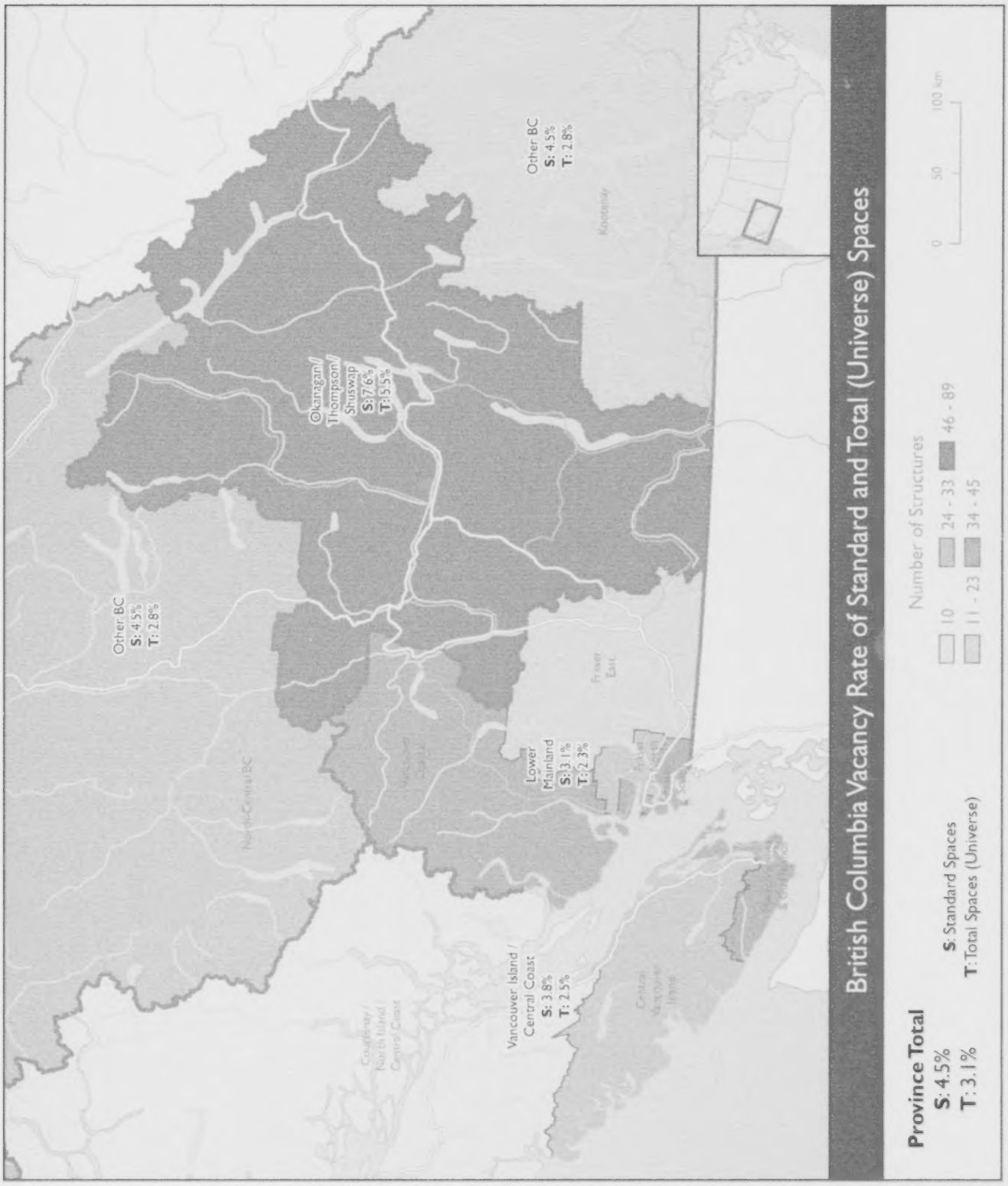
British Columbia Vacancy Rate of Standard and Total (Universe) Spaces
Province Total
S: 4.5%
T: 3.1%
S: Standard Spaces
T: Total Spaces (Universe)
Number of Structures
10
11 - 23
24 - 33
34 - 45
46 - 89
0
50
100 km
Other BC
S: 4.5%
T: 2.8%
Okanagan / Thompson / Shuswap
S: 7.6%
T: 5.5%
Other BC
S: 4.5%
T: 2.8%
Lower Mainland
S: 3.1%
T: 2.3%
Vancouver Island / Central Coast
S: 3.8%
T: 2.5%
Kootenay
North-Central BC
Fraser East
Vancouver Coastal
Fraser North
Central Vancouver Island
Coastal / North Island / Central Coast

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Primary Geography	Intermediate Geography	Regional Districts	CAs/CMAs
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford-Mision CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regioanal District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island / Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island / Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
Okanagan / Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

1.1 Vacancy Rates (%) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017
Lower Mainland	4.7	2.7	6.1	3.3	5.1	2.5	5.7	3.1
Fraser East	9.6	4.3	3.6	1.9	8.6	2.6	5.5	2.4
Abbotsford/Mission	**	**	2.7	1.3	5.0	4.2	5.2	2.4
Chilliwack/Hope/Agassiz	2.9	3.0	5.3	2.9	12.5	0.9	6.0	2.6
Fraser North	4.4	2.1	4.4	3.5	2.6	4.1	4.2	3.3
Burnaby	9.4	5.7	9.1	7.4	**	**	9.1	6.8
Coquitlam/Port Coquitlam/Port Moody	0.0	0.7	2.2	1.7	3.6	6.4	1.8	1.8
Maple Ridge/Pitt Meadows	1.1	0.0	1.9	0.8	0.0	4.5	1.6	1.0
New Westminster	**	**	**	**	**	**	**	**
Fraser South	4.7	3.0	7.1	3.2	4.0	2.2	6.2	3.0
Langley	2.9	2.9	9.1	5.4	8.5	3.1	8.3	4.8
Surrey/Delta	5.3	2.8	4.8	2.2	0.0	**	4.3	2.1
White Rock/South Surrey	4.5	3.8	6.9	1.6	3.0	3.6	6.0	2.1
Vancouver Coastal	3.2	2.0	7.9	4.0	4.8	2.0	6.4	3.3
Vancouver	3.8	1.7	11.7	6.6	10.3	3.8	9.1	4.6
Richmond	**	**	**	**	**	**	0.0	2.1
North/West Vancouver	3.1	**	3.6	1.4	1.4	**	3.0	1.8
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	5.1	4.1	3.6	3.9	5.6	2.8	4.2	3.8
Metro Victoria & Gulf Islands	4.0	4.3	3.9	3.8	4.6	3.2	4.0	3.8
Saanich, Peninsula & Gulf Islands	4.6	4.1	3.8	2.3	2.9	3.8	3.8	2.8
Victoria/Esquimalt/Oak Bay/View Royal	3.4	4.7	4.3	5.9	7.0	2.7	4.5	5.3
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	5.3	1.7	3.0	4.2	1.8	2.8	3.4	3.7
Duncan/Cowichan	2.5	2.3	6.9	7.6	**	**	5.4	6.6
Parksville/Qualicum	**	**	**	5.0	**	**	**	4.9
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	7.9	2.1	1.7	1.9	0.9	0.0	2.8	1.7
Courtenay / North Island / Central Coast	10.0	8.9	**	3.6	**	**	7.6	4.1
Okanagan / Thompson / Shuswap	9.5	5.3	10.0	8.8	9.6	5.9	9.8	7.6
Central Okanagan	8.4	7.3	7.5	3.3	10.4	4.3	8.0	4.1
North Okanagan	5.4	3.7	7.7	3.7	2.4	3.9	5.9	3.7
South Okanagan	14.3	6.8	17.9	10.6	10.7	3.8	16.3	8.9
Thompson/Shuswap	12.9	4.1	9.4	20.8	12.1	10.2	10.7	14.4
Other BC	9.2	12.8	2.7	2.8	2.0	1.8	3.8	4.5
British Columbia	**6.3**	**4.3**	**6.3**	**4.8**	**6.3**	**3.5**	**6.3**	**4.5**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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1.2 Vacancy Rates (%) of Independent Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900		$1,900 - $2,399		$2,400 - $2,899		$2,900 -$4,999		$5,000 and More		Total When Rents are Known	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Lower Mainland	3.5	2.1	4.5	1.9	8.6	3.6	4.0	2.8	10.5	5.4	5.7	3.1
Fraser East	1.3	1.8	2.4	2.1	10.9	2.5	5.6	3.2	**	**	5.5	2.4
Abbotsford/Mission	**	0.0	**	0.0	12.2	3.7	2.6	3.9	**	**	5.2	2.4
Chilliwack/Hope/Agassiz	2.4	3.8	3.8	3.7	**	1.5	**	**	**	**	6.0	2.6
Fraser North	5.2	0.5	8.7	2.1	1.6	6.0	3.3	3.3	**	**	4.2	3.3
Burnaby	9.1	**	**	**	4.8	9.6	**	5.1	**	**	9.1	6.8
Coquitlam/Port Coquitlam/Port Moody	**	**	**	**	0.0	3.0	2.3	**	**	**	1.8	1.8
Maple Ridge/Pitt Meadows	**	**	1.6	0.0	0.7	**	2.2	1.8	**	**	1.6	1.0
New Westminster	**	**	**	**	**	**	**	**	**	**	**	**
Fraser South	2.2	5.4	5.5	3.2	10.2	3.1	4.7	2.7	5.3	1.5	6.2	3.0
Langley	**	**	0.0	1.4	10.0	3.1	7.8	6.2	**	**	8.3	4.8
Surrey/Delta	2.4	4.2	6.2	2.3	11.3	2.8	0.0	0.6	**	**	4.3	2.1
White Rock/South Surrey	**	**	**	**	7.8	3.8	5.5	1.2	**	**	6.0	2.1
Vancouver Coastal	5.5	**	2.3	0.7	6.8	3.1	3.3	2.3	10.7	5.8	6.4	3.3
Vancouver	**	**	**	0.9	**	**	5.3	2.7	17.0	12.8	9.1	4.6
Richmond	**	**	**	**	**	**	**	**	**	**	0.0	2.1
North/West Vancouver	**	**	**	**	**	**	1.1	**	3.8	2.1	3.0	1.8
Coastal Vancouver	**	**	**	**	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	5.5	1.8	3.8	7.7	3.7	3.9	4.2	3.7	3.1	3.2	4.2	3.8
Metro Victoria & Gulf Islands	2.3	2.8	4.9	2.8	3.0	2.5	4.2	4.4	3.1	3.2	4.0	3.8
Saanich, Peninsula & Gulf Islands	**	**	**	**	1.7	2.3	4.3	3.0	**	4.0	3.8	2.8
Victoria/Esquimalt/Oak Bay/View Royal	2.4	3.2	10.7	5.4	2.4	4.9	4.2	6.0	7.7	1.7	4.5	5.3
West Shore	**	**	**	**	**	**	**	**	**	**	**	**
Central Vancouver Island	6.8	1.4	0.6	15.7	4.0	4.9	1.7	2.3	**	**	3.4	3.7
Duncan/Cowichan	7.7	**	**	**	**	**	4.7	12.2	**	**	5.4	6.6
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**	**	4.9
Port Alberni	**	**	**	**	**	**	**	**	**	**	**	**
Nanaimo	7.0	**	0.0	**	1.7	4.0	1.7	0.8	**	**	2.8	1.7
Courtenay / North Island / Central Coast	**	**	**	**	**	**	9.3	3.2	**	**	7.6	4.1
Okanagan / Thompson / Shuswap	9.2	8.4	16.2	10.9	7.6	7.6	6.0	4.1	**	**	9.8	7.6
Central Okanagan	11.7	7.0	13.3	5.7	4.1	3.6	7.3	2.3	**	**	8.0	4.1
North Okanagan	5.4	3.7	6.5	7.3	18.9	2.6	1.8	2.0	**	**	5.9	3.9
South Okanagan	10.8	5.2	36.0	18.9	5.5	4.2	3.5	7.6	**	**	16.3	8.9
Thompson/Shuswap	8.9	16.9	9.3	15.7	14.7	16.3	8.9	7.5	**	**	10.7	14.4
Other BC	5.9	10.5	0.7	2.2	3.9	2.1	6.7	7.5	**	**	3.8	4.6
British Columbia	**5.8**	**5.4**	**8.5**	**6.0**	**7.0**	**4.8**	**4.4**	**3.4**	**9.7**	**5.0**	**6.3**	**4.5**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1]
British Columbia

Centre	Vacancy Rate		Average Rent	
	2016	2017	2016	2017
Lower Mainland	1.6	1.9	6,194	6,852
Fraser East	2.8	2.3	5,022	5,541
Fraser North	1.7	5.5	**	**
Fraser South	0.4	1.0	6,094	6,508
Vancouver Coastal	1.8	0.1	**	**
Vancouver Island / Central Coast	1.3	0.9	6,430	6,875
Metro Victoria & Gulf Islands	3.9	2.4	6,816	7,264
Central Vancouver Island	0.4	0.3	**	**
Coast	**	**	**	**
Okanagan / Thompson / Shuswap	1.1	0.9	5,982	5,761
Other BC	0.3	**	**	**
British Columbia	**1.3**	**1.3**	**6,214**	**6,692**

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2016	2017				
Lower Mainland	14,559	3.8	2.3	137	15,110	202,624	7.5
Fraser East	2,413	4.0	2.1	23	2,542	23,048	11.0
Abbotsford/Mission	1,475	3.9	2.4	8	1,537	13,236	11.6
Chilliwack/Hope/Agassiz	938	4.2	1.6	15	1,005	9,812	10.2
Fraser North	3,032	3.3	3.5	27	3,077	41,658	7.4
Fraser South	4,743	3.8	2.0	42	4,948	51,976	9.5
Langley	1,185	6.4	4.1	11	1,251	10,388	12.0
Surrey/Delta	1,794	2.5	1.1	18	1,849	30,309	6.1
White Rock/South Surrey	1,764	3.2	1.5	13	1,848	11,279	16.4
Vancouver Coastal	4,371	4.1	1.9	45	4,543	85,942	5.3
Vancouver Island / Central Coast	7,098	3.0	2.5	88	7,430	78,623	9.5
Metro Victoria & Gulf Islands	3,522	3.4	3.0	45	3,697	36,077	10.2
Central Vancouver Island	2,820	2.1	1.9	33	2,923	28,846	10.1
Courtenay / North Island / Central Coast	756	4.4	2.6	10	810	13,700	5.9
Okanagan / Thompson / Shuswap	6,967	7.0	5.5	89	7,146	56,784	12.6
Central Okanagan	2,609	5.7	2.9	27	2,753	18,869	14.6
North Okanagan	1,088	4.3	2.8	15	1,149	9,270	12.4
South Okanagan	1,671	9.1	5.3	20	1,699	12,226	13.9
Thompson/Shuswap	1,599	9.0	11.7	27	1,545	16,419	9.4
Other BC	2,487	2.0	2.8	48	2,473	31,999	7.7
British Columbia	**31,111**	**4.2**	**3.1**	**362**	**32,159**	**370,030**	**8.7**

[1] Source: Current Population Estimates, P.E.O.P.L.E. 2015, BC Statistics.

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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2.1 Universe of Total Spaces by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	6,082	7,406	1,071	14,559
Fraser East	1,064	1,117	232	2,413
Fraser North	1,271	1,615	146	3,032
Fraser South	2,047	2,336	360	4,743
Vancouver Coastal	1,700	2,338	333	4,371
Vancouver Island / Central Coast	2,647	3,868	583	7,098
Metro Victoria & Gulf Islands	1,088	2,107	327	3,522
Central Vancouver Island	1,273	1,378	169	2,820
Coast	286	383	87	756
Okanagan / Thompson / Shuswap	2,556	3,643	768	6,967
Central Okanagan	828	1,520	261	2,609
North Okanagan	496	463	129	1,088
South Okanagan	708	801	162	1,671
Thompson/Shuswap	524	859	216	1,599
Other BC	1,207	1,118	162	2,487
British Columbia	**12,492**	**16,035**	**2,584**	**31,111**

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2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	6,082	7,406	1,071	14,559
Independent Living Spaces[1]	1,514	5,088	984	7,586
Non-Market Spaces(Independent Living)	836	1,834	-	2,670
Heavy Care Spaces	3,366	29	-	3,395
All Other Spaces	1	-	1	2
Unknown Spaces	365	455	86	906
Fraser East	1,064	1,117	232	2,413
Independent Living Spaces[1]	233	844	232	1,309
Non-Market Spaces(Independent Living)	41	263	-	304
Heavy Care Spaces	790	10	-	800
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Fraser North	1,271	1,615	146	3,032
Independent Living Spaces[1]	370	1,257	145	1,772
Non-Market Spaces(Independent Living)	186	288	-	474
Heavy Care Spaces	578	-	-	578
All Other Spaces	-	-	1	1
Unknown Spaces	137	70	-	207
Fraser South	2,047	2,336	360	4,743
Independent Living Spaces[1]	497	1,794	360	2,651
Non-Market Spaces(Independent Living)	264	498	-	762
Heavy Care Spaces	1,286	19	-	1,305
All Other Spaces	-	-	-	-
Unknown Spaces	-	25	-	25
Vancouver Coastal	1,700	2,338	333	4,371
Independent Living Spaces[1]	414	1,193	247	1,854
Non-Market Spaces(Independent Living)	345	785	-	1,130
Heavy Care Spaces	712	-	-	712
All Other Spaces	1	-	-	1
Unknown Spaces	228	360	86	674
Vancouver Island/ Central Coast	2,647	3,868	583	7,098
Independent Living Spaces[1]	623	2,715	541	3,879
Non-Market Spaces(Independent Living)	455	881	15	1,351
Heavy Care Spaces	1,199	164	-	1,363
All Other Spaces	1	1	-	2
Unknown Spaces	369	107	27	503
Metro Victoria & Gulf Islands	1,088	2,107	327	3,522
Independent Living Spaces[1]	376	1,514	291	2,181
Non-Market Spaces(Independent Living)	147	486	9	642
Heavy Care Spaces	425	4	-	429
All Other Spaces	-	1	-	1
Unknown Spaces	140	102	27	269
Central Vancouver Island	1,273	1,378	169	2,820
Independent Living Spaces[1]	168	923	165	1,256
Non-Market Spaces(Independent Living)	237	290	4	531
Heavy Care Spaces	638	160	-	798
All Other Spaces	1	-	-	1
Unknown Spaces	229	5	-	234

continue

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Courtenay/ North Island/ Central Coast	286	383	87	756
Independent Living Spaces[1]	79	278	85	442
Non-Market Spaces(Independent Living)	71	105	2	178
Heavy Care Spaces	136	-	-	136
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,556	3,643	768	6,967
Independent Living Spaces[1]	1,031	2,875	731	4,637
Non-Market Spaces(Independent Living)	234	668	9	911
Heavy Care Spaces	1,274	-	-	1,274
All Other Spaces	-	-	-	-
Unknown Spaces	17	100	28	145
Central Okanagan	828	1,520	261	2,609
Independent Living Spaces[1]	274	1,196	231	1,701
Non-Market Spaces(Independent Living)	20	224	2	246
Heavy Care Spaces	517	-	-	517
All Other Spaces	-	-	-	-
Unknown Spaces	17	100	28	145
North Okanagan	496	463	129	1,088
Independent Living Spaces[1]	296	381	129	806
Non-Market Spaces(Independent Living)	4	82	-	86
Heavy Care Spaces	196	-	-	196
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
South Okanagan	708	801	162	1,671
Independent Living Spaces[1]	146	654	156	956
Non-Market Spaces(Independent Living)	177	147	6	330
Heavy Care Spaces	385	-	-	385
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Thompson/ Shuswap	524	859	216	1,599
Independent Living Spaces[1]	315	644	215	1,174
Non-Market Spaces(Independent Living)	33	215	1	249
Heavy Care Spaces	176	-	-	176
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Other BC	1,207	1,118	162	2,487
Independent Living Spaces[1]	190	644	153	987
Non-Market Spaces(Independent Living)	315	415	9	739
Heavy Care Spaces	539	-	-	539
All Other Spaces	-	-	-	-
Unknown Spaces	163	59	-	222
British Columbia	**12,492**	**16,035**	**2,584**	**31,111**
Independent Living Spaces[1]	3,358	11,322	2,409	17,089
Non-Market Spaces(Independent Living)	1,840	3,798	33	5,671
Heavy Care Spaces	6,378	193	-	6,571
All Other Spaces	2	1	1	4
Unknown Spaces	914	721	141	1,776

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.3 Universe of Independant Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900	$1,900 - $2,399	$2,400 - $2,899	$2,900 - $4,999	$5,000 and More
	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]
Lower Mainland	10.2	15.0	18.8	44.7	11.3
Fraser East	21.2	22.3	28.0	28.5	**
Fraser North	11.5	15.3	18.5	52.5	2.1
Fraser South	7.0	10.8	25.7	54.0	2.5
Vancouver Coastal	6.3	15.7	5.2	36.3	36.5
Vancouver Island / Central Coast	8.5	5.7	20.9	60.6	4.4
Metro Victoria & Gulf Islands	4.6	6.2	19.9	61.8	7.6
Central Vancouver Island	17.5	6.7	23.2	52.6	**
Courtenay / North Island / Central Coast	2.3	**	19.5	78.1	0.2
Okanagan / Thompson / Shuswap	19.2	25.0	29.0	26.8	0.0
Central Okanagan	10.1	27.0	34.6	28.2	0.1
North Okanagan	31.4	25.0	4.9	38.7	**
South Okanagan	24.2	25.4	29.7	20.7	**
Thompson/Shuswap	21.1	21.6	35.5	21.7	**
Other BC	23.8	30.8	36.6	8.8	**
British Columbia	**12.9**	**16.4**	**23.0**	**41.6**	**6.1**

Figures exclude semi-private and ward units.

[1] Nationally these are referred to as Standard Spaces.

[2] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size British Columbia

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent						
		1	2	3				
Lower Mainland	0.0	9.5	39.9	50.6	38.8	29.6	93.8	5.3
10 - 49	0.0	**	**	65.6	20.7	**	85.9	0.0
50 - 89	0.0	5.9	65.2	28.9	22.7	13.9	88.2	3.1
90 or more	0.0	12.0	32.6	55.3	54.4	42.0	100.0	8.7
Fraser East	0.0	13.0	26.1	60.9	60.9	30.4	87.0	13.0
10 - 49	0.0	0.0	12.5	87.5	37.5	12.5	75.0	0.0
50 - 89	0.0	0.0	60.0	40.0	40.0	40.0	80.0	0.0
90 or more	0.0	30.0	20.0	50.0	90.0	40.0	100.0	30.0
Fraser North	0.0	3.7	57.9	**	22.7	23.6	96.3	**
10 - 49	**	**	75.8	24.2	24.2	**	100.0	**
50 - 89	**	**	78.7	21.3	10.7	**	89.3	**
90 or more	0.0	7.4	**	54.6	**	**	100.0	**
Fraser South	0.0	2.4	33.8	63.9	48.7	31.5	97.5	4.9
10 - 49	**	**	**	100.0	**	**	88.6	**
50 - 89	**	14.0	57.0	28.9	**	28.1	100.0	**
90 or more	0.0	0.0	39.5	60.5	59.8	35.9	100.0	8.0
Vancouver Coastal	0.0	**	**	**	**	**	92.5	**
10 - 49	**	**	**	**	**	**	**	**
50 - 89	0.0	**	**	**	**	6.9	84.6	**
90 or more	0.0	**	**	**	**	**	100.0	0.0
Vancouver Island/ Central Coast	2.5	15.9	39.0	42.6	20.6	19.3	92.5	2.3
10 - 49	**	25.3	**	37.7	11.1	5.2	85.3	0.0
50 - 89	5.6	0.0	**	**	**	11.4	94.4	0.0
90 or more	0.0	13.5	43.3	**	**	**	100.0	6.5
Metro Victoria & Gulf Islands	0.0	**	**	**	**	19.5	92.8	2.3
10 - 49	0.0	**	**	**	**	0.0	81.7	0.0
50 - 89	0.0	0.0	**	**	**	**	100.0	0.0
90 or more	**	**	**	**	**	**	100.0	**
Central Vancouver Island	**	**	28.5	48.5	24.8	18.8	89.7	3.0
10 - 49	**	**	12.8	51.3	12.8	6.4	84.6	0.0
50 - 89	20.0	0.0	20.0	60.0	20.0	0.0	80.0	0.0
90 or more	0.0	8.1	51.6	40.3	**	**	100.0	8.1
Courtenay/ North Island/ Central Coast	0.0	10.0	40.0	50.0	10.0	20.0	100.0	0.0
10 - 49	0.0	20.0	20.0	60.0	0.0	20.0	100.0	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	3.4	9.2	34.0	53.4	27.4	20.5	93.2	1.1
10 - 49	5.8	5.9	35.1	53.2	20.6	8.7	88.1	2.9
50 - 89	5.0	10.1	40.2	44.7	19.9	14.9	90.1	0.0
90 or more	0.0	12.0	29.3	58.7	38.4	35.4	100.0	0.0
Other BC	2.1	27.1	55.8	15.0	15.3	15.0	89.6	2.3
10 - 49	0.0	13.1	68.1	18.8	19.1	9.7	87.9	3.4
50 - 89	**	**	**	**	**	**	**	**
90 or more	9.6	**	**	9.6	**	**	90.4	**
British Columbia	**1.7**	**13.3**	**40.4**	**44.6**	**28.4**	**22.9**	**92.8**	**3.2**
10 - 49	2.4	13.5	41.0	43.1	17.6	10.2	86.8	1.6
50 - 89	2.5	9.7	51.2	36.6	20.8	12.8	90.8	1.4
90 or more	0.7	15.0	34.0	50.3	42.4	39.9	99.3	5.6

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size British Columbia

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	44.9	2.9	18.0	34.1	62.8	76.9
10 - 49	20.9	0.0	**	6.8	**	66.6
50 - 89	**	0.0	11.9	23.8	57.9	75.2
90 or more	60.1	5.6	23.8	50.6	77.0	82.0
Fraser East	52.2	4.3	8.7	26.1	52.2	87.0
10 - 49	12.5	0.0	12.5	12.5	50.0	87.5
50 - 89	80.0	0.0	0.0	20.0	40.0	100.0
90 or more	70.0	10.0	10.0	40.0	60.0	80.0
Fraser North	**	3.7	15.3	45.8	69.4	80.6
10 - 49	**	**	**	**	**	75.8
50 - 89	**	**	**	**	88.0	**
90 or more	62.0	7.4	**	61.1	62.0	85.2
Fraser South	53.4	4.8	22.0	36.3	63.3	82.9
10 - 49	**	**	10.8	10.8	**	77.8
50 - 89	56.2	**	**	14.0	42.1	86.0
90 or more	56.1	7.8	28.0	51.7	80.2	83.9
Vancouver Coastal	**	0.0	**	**	63.9	63.9
10 - 49	**	**	**	**	**	**
50 - 89	**	0.0	**	**	**	**
90 or more	**	0.0	**	**	89.9	78.8
Vancouver Island/ Central Coast	35.1	2.3	18.6	29.8	52.1	85.6
10 - 49	8.0	0.0	2.6	8.0	21.5	77.6
50 - 89	**	0.0	**	22.8	60.7	83.0
90 or more	64.1	6.5	**	60.1	84.2	96.8
Metro Victoria & Gulf Islands	**	2.3	27.1	**	58.8	88.3
10 - 49	5.9	0.0	0.0	5.9	**	76.3
50 - 89	**	0.0	**	**	74.5	91.2
90 or more	66.1	**	**	**	100.0	100.0
Central Vancouver Island	27.9	3.0	**	21.8	37.6	77.6
10 - 49	6.4	0.0	0.0	6.4	19.2	71.8
50 - 89	40.0	0.0	0.0	20.0	40.0	60.0
90 or more	**	8.1	**	**	59.7	91.9
Courtenay/ North Island/ Central Coast	50.0	0.0	20.0	40.0	70.0	100.0
10 - 49	20.0	0.0	20.0	20.0	60.0	100.0
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	45.5	3.5	19.4	27.2	52.4	71.7
10 - 49	20.5	0.0	8.8	5.8	17.7	56.0
50 - 89	50.3	5.0	5.0	29.8	65.0	80.1
90 or more	67.7	6.0	38.3	47.0	79.5	82.4
Other BC	**	0.0	15.5	6.3	44.7	52.5
10 - 49	15.8	0.0	0.0	0.0	**	63.4
50 - 89	**	**	**	**	**	**
90 or more	61.7	**	**	19.1	61.7	**
British Columbia	**41.2**	**2.5**	**18.2**	**27.7**	**55.3**	**74.5**
10 - 49	15.9	0.0	5.4	5.2	26.0	66.2
50 - 89	43.8	1.3	13.9	25.0	62.7	75.2
90 or more	62.9	5.5	32.1	49.6	78.0	81.7

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:
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3.1 Average Rent ($) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017
Lower Mainland	2,220	2,189	3,340	3,375	4,512	4,705	3,239	3,314
Fraser East	1,857	1,885	2,415	2,454	3,215	3,297	2,459	2,502
Abbotsford/Mission	**	**	2,417	2,442	3,423	3,477	2,573	2,597
Chilliwack/Hope/Agassiz	1,694	1,736	2,411	2,475	2,993	3,103	2,314	2,386
Fraser North	1,917	2,143	2,970	3,145	4,084	4,422	2,791	3,041
Burnaby	1,760	2,277	2,808	3,205	**	**	2,558	3,158
Coquitlam/Port Coquitlam/Port Moody	1,652	1,689	3,290	3,559	4,209	4,841	2,984	3,195
Maple Ridge/Pitt Meadows	2,217	2,272	2,622	2,428	3,478	3,425	2,626	2,487
New Westminster	**	**	**	**	**	**	**	**
Fraser South	2,159	2,225	3,091	3,176	3,946	4,165	3,001	3,131
Langley	2,275	2,283	2,816	2,968	3,570	3,638	2,862	2,985
Surrey/Delta	1,945	2,010	2,939	2,897	3,885	4,143	2,702	2,785
White Rock/South Surrey	2,613	2,765	3,525	3,682	4,505	4,801	3,496	3,718
Vancouver Coastal	2,693	2,338	4,449	4,395	6,209	6,537	4,280	4,251
Vancouver	2,495	2,220	4,623	4,149	6,512	6,253	4,142	3,627
Richmond	**	**	**	**	**	**	3,040	3,087
North/West Vancouver	5,356	4,270	5,417	5,452	6,652	7,256	5,699	5,859
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	1,982	2,363	3,088	3,207	4,039	4,087	3,002	3,200
Metro Victoria & Gulf Islands	2,370	2,447	3,385	3,490	4,557	4,718	3,366	3,482
Saanich, Peninsula & Gulf Islands	2,718	2,864	3,539	3,741	4,775	4,894	3,609	3,828
Victoria/Esquimalt/Oak Bay/View Royal	2,149	2,266	3,439	3,438	4,549	4,739	3,308	3,318
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	1,389	2,087	2,611	2,747	3,203	3,173	2,407	2,721
Duncan/Cowichan	1,192	2,121	2,307	2,325	**	**	2,027	2,346
Parksville/Qualicum	**	**	**	2,921	**	2,780	**	2,881
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	1,338	2,089	2,644	2,818	3,422	3,443	2,477	2,816
Courtenay / North Island / Central Coast	2,391	2,541	**	3,136	**	**	3,057	3,137
Okanagan / Thompson / Shuswap	1,831	1,838	2,489	2,512	3,305	3,354	2,471	2,495
Central Okanagan	1,922	1,984	2,537	2,605	3,674	3,734	2,597	2,658
North Okanagan	1,556	1,617	2,640	2,563	3,611	3,445	2,373	2,347
South Okanagan	1,912	1,902	2,199	2,262	2,969	3,264	2,253	2,371
Thompson/Shuswap	2,002	1,881	2,575	2,554	2,840	2,933	2,491	2,443
Other BC	1,611	1,656	2,220	2,254	2,698	2,733	2,178	2,218
British Columbia	**2,041**	**2,086**	**3,015**	**3,059**	**3,953**	**4,039**	**2,935**	**3,009**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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01 Average Rent ($) of Independent Living Spaces[1] by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or Later	Total
Lower Mainland	3,244	2,768	3,458	3,314
Bachelor	2,190	1,953	2,268	2,189
One Bedroom	3,745	2,860	3,429	3,375
Two Bedroom	5,574	4,064	4,690	4,705
Vancouver Island / Central Coast	3,188	3,196	3,207	3,200
Bachelor	2,082	2,594	2,292	2,363
One Bedroom	3,219	3,263	3,184	3,207
Two Bedroom	4,586	3,769	4,131	4,087
Okanagan / Thompson / Shuswap	1,828	2,716	2,527	2,495
Bachelor	1,317	2,104	1,914	1,838
One Bedroom	2,093	2,726	2,505	2,512
Two Bedroom	**	3,452	3,320	3,354
Other BC	**	**	2,235	2,218
Bachelor	**	**	1,687	1,656
One Bedroom	**	**	2,254	2,254
Two Bedroom	**	**	2,733	2,733
Total	2,973	2,886	3,049	3,009
Bachelor	1,964	2,201	2,098	2,086
One Bedroom	3,294	2,946	3,044	3,059
Two Bedroom	4,875	3,721	4,024	4,039

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
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**: Suppressed for confidentiality/statistical reliability -: A zero count or no Universe

O2 Universe, Vacancy Rates (%) and Average Rents ($) for Non-Urban Centres less than 50,000 population British Columbia

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces[1]					2,901
Other					2,982
Total	295	1,431	2,349	1,808	5,883
Universe of Spaces					
Bachelor					2,341
One-Bedroom					3,078
Two-Bedroom					464
Total	295	1,431	2,349	1,808	5,883
Total Vacancy Rate					
Bachelor					1.9
One-Bedroom					7.8
Two-Bedroom					4.4
Total	1.8	3.1	9.5	2.6	5.2
Independent Living[1] Vacancy Rate					
Bachelor					7.2
One-Bedroom					11.5
Two-Bedroom					4.4
Total	**	7.4	14.2	4.0	9.7
Independent Living[1] Spaces Rent					
Bachelor					1,844
One-Bedroom					2,333
Two-Bedroom					3,025
Total	**	2,695	2,331	2,202	2,357

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

O3.1 Universe of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	17,724	7,406	1,071	26,201
Fraser East	2,064	1,117	232	3,413
Fraser North	3,677	1,615	146	5,438
Fraser South	4,811	2,336	360	7,507
Vancouver Coastal	7,172	2,338	333	9,843
Vancouver Island / Central Coast	6,965	3,868	583	11,416
Metro Victoria & Gulf Islands	3,553	2,107	327	5,987
Central Vancouver Island	2,415	1,378	169	3,962
Courtenay / North Island / Central Coast	997	383	87	1,467
Okanagan / Thompson / Shuswap	5,615	3,643	768	10,026
Central Okanagan	1,820	1,520	261	3,601
North Okanagan	927	463	129	1,519
South Okanagan	1,277	801	162	2,240
Thompson/Shuswap	1,591	859	216	2,666
Other BC	2,973	1,118	162	4,253
British Columbia	**33,277**	**16,035**	**2,584**	**51,896**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

O3.2 Vacancy Rates (%) of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	1.8	2.7	2.5	2.3
Fraser East	2.6	1.4	2.6	2.1
Fraser North	3.7	3.3	4.1	3.5
Fraser South	1.2	2.7	2.2	2.0
Vancouver Coastal	0.7	2.7	2.0	1.9
Vancouver Island/ Central Coast	1.8	3.0	2.9	2.5
Metro Victoria & Gulf Islands	3.0	3.0	3.1	3.0
Central Vancouver Island	0.5	2.9	2.8	1.9
Courtenay/ North Island/ Central Coas	2.4	2.9	2.3	2.6
Okanagan/ Thompson/ Shuswap	2.7	7.4	5.8	5.5
Central Okanagan	2.6	2.9	4.3	2.9
North Okanagan	2.2	3.2	3.9	2.8
South Okanagan	1.8	8.6	3.7	5.3
Thompson/ Shuswap	4.6	16.4	10.2	11.7
Other BC	2.4	3.3	1.7	2.8
British Columbia	**2.0**	**3.8**	**3.5**	**3.1**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

O3.3 Universe of Total Spaces[1] by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	29	748	40	2,851	68	10,960	98
Fraser East	8	192	6	416	9	1,805	69
Fraser North	4	141	9	605	14	2,286	114
Fraser South	10	208	8	603	24	3,932	121
Vancouver Coastal	7	207	17	1,227	21	2,937	97
Vancouver Island / Central Coast	37	763	21	1,427	30	4,908	60
Metro Victoria & Gulf Islands	17	400	14	965	14	2,157	62
Central Vancouver Island	15	282	6	408	12	2,130	60
Courtenay / North Island / Central Coa	5	81	1	54	4	621	47
Okanagan / Thompson / Shuswap	34	635	25	1,883	30	4,449	75
Central Okanagan	9	121	4	273	14	2,215	103
North Okanagan	6	142	4	302	5	644	68
South Okanagan	6	99	8	627	6	945	81
Thompson/Shuswap	13	273	9	681	5	645	59
Other BC	32	654	8	652	8	1,181	27
British Columbia	**132**	**2,800**	**94**	**6,813**	**136**	**21,498**	**73**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

O3.4 Vacancy Rate (%) and Universe of Total Spaces[1] by Date Residence Opened British Columbia

Centre	Before 2001		2001 or Later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	2.9	5,109	1.7	9,450	2.1	14,559
Fraser East	2.2	1,315	1.9	1,098	2.1	2,413
Fraser North	3.5	1,130	3.0	1,902	3.2	3,032
Fraser South	3.2	1,325	1.6	3,418	2.0	4,743
Vancouver Coastal	2.8	1,339	1.1	3,032	1.6	4,371
Vancouver Island / Central Coast	2.9	2,723	2.1	4,375	2.4	7,098
Metro Victoria & Gulf Islands	3.5	1,629	2.2	1,893	2.8	3,522
Central Vancouver Island	2.2	938	1.5	1,882	1.8	2,820
Courtenay / North Island / Central Coa	0.0	156	3.3	600	2.6	756
Okanagan / Thompson / Shuswap	4.1	2,309	6.1	4,658	5.4	6,967
Central Okanagan	4.0	1,233	1.7	1,376	2.8	2,609
North Okanagan	2.7	481	3.0	607	2.8	1,088
South Okanagan	5.3	486	5.2	1,185	5.3	1,671
Thompson/Shuswap	5.5	109	12.1	1,490	11.7	1,599
Other BC	3.1	196	2.5	2,291	2.6	2,487
British Columbia	**3.2**	**10,337**	**2.9**	**20,774**	**3.0**	**31,111**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O4 Assisted Living[1] Unit Counts by Unit Type British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Living[1]
Lower Mainland	Non-Profit	1,567	**	1,933
	Profit	752	714	1,466
Fraser East	Non-Profit	184	34	218
	Profit	130	125	255
Fraser North	Non-Profit	290	21	311
	Profit	184	237	421
Fraser South	Non-Profit	343	162	505
	Profit	304	245	549
Vancouver Coastal	Non-Profit	749	**	899
	Profit	**	**	**
Vancouver Island / Central Coast	Non-Profit	725	91	816
	Profit	290	578	868
Metro Victoria & Gulf Islands	Non-Profit	358	**	403
	Profit	**	**	319
Central Vancouver Island	Non-Profit	215	46	261
	Profit	**	216	359
Courtenay / North Island / Central Coas	Non-Profit	152	**	152
	Profit	26	164	190
Okanagan / Thompson / Shuswap	Non-Profit	497	13	510
	Profit	250	611	862
Central Okanagan	Non-Profit	**	**	**
	Profit	**	**	**
North Okanagan	Non-Profit	58	12	70
	Profit	47	16	63
South Okanagan	Non-Profit	97	1	98
	Profit	84	140	224
Thompson/Shuswap	Non-Profit	163	**	163
	Profit	55	391	446
Other BC	Non-Profit	321	**	329
	Profit	184	115	299
British Columbia	**Non-Profit**	**3,108**	**479**	**3,588**
	Profit	**1,476**	**2,018**	**3,494**

[1] Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

The following letter codes are used to indicate the reliability of the estimates:
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O5 Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care Units

British Columbia

Centre	2016	2017
Lower Mainland		
Total number of residents	14,763	15,110
Number of residents living alone	13,019	13,340
Total number of couples	872	885
Number of residents in heavy care units	3,193	3,506
Average age of residents	83	82
Total of all residents in heavy care units[1]	15,629	15,062
Vancouver Island/ Central Coast		
Total number of residents	7,339	7,430
Number of residents living alone	6,241	6,405
Total number of couples	444	513
Number of residents in heavy care units	1,576	1,485
Average age of residents	84	83
Total of all residents in heavy care units[1]	6,145	5,757
Okanagan/ Thompson/ Shuswap		
Total number of residents	6,787	7,146
Number of residents living alone	5,705	6,024
Total number of couples	541	561
Number of residents in heavy care units	1,073	1,292
Average age of residents	82	83
Total of all residents in heavy care units[1]	4,233	4,322
Other BC		
Total number of residents	2,340	2,473
Number of residents living alone	2,253	2,247
Total number of couples	43	55
Number of residents in heavy care units	712	562
Average age of residents	83	82
Total of all residents in heavy care units[1]	2,428	2,322
British Columbia		
Total number of residents	31,228	32,159
Number of residents living alone	27,218	28,015
Total number of couples	1,900	2,014
Number of residents in heavy care units	6,554	6,844
Average age of residents	83	83
Total of all residents in heavy care units[1]	28,435	27,462

[1] Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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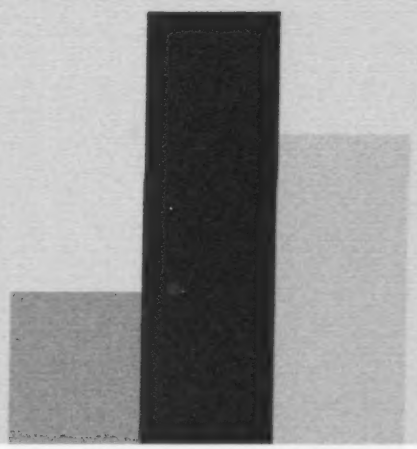

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